



**Eglinton Avenue, Guisborough, TS14 7BE**  
**4 Bed - House - Semi-Detached**  
**£269,500**

**Council Tax Band: D**  
**EPC Rating: C**  
**Tenure: Freehold**



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## Eglinton Avenue, TS14 7BE

A well cared for and extended 3/4 bedroom semi-detached home which occupies a generous corner site and situated within the popular residential area in Guisborough, close to local amenities and schools.. The property is rare to the market, with only eight of this style of home built. The well planned living accommodation briefly comprises; entrance hallway, useful downstairs shower room, two reception rooms, an attractive dining kitchen with a variety of integrated appliances, rear porch/utility space , three first floor bedrooms, family bathroom and a converted loft space provides options as a home study which has impressive views of the hills and Highcliffe from the Velux roof window. Externally is a wrap round garden, with a driveway to the rear providing off road parking and leads to a larger than average detached garage. To the front aspect is a beautifully kept garden with well stocked borders, shrubs and lawn. To the rear is a low maintenance garden which is paved. Viewings come highly recommended to fully appreciate.

SHALE TEST REPORT AVAILABLE UPON REQUEST









Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1172 ft<sup>2</sup>  
109 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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